

CIL Request from Freshford Village Memorial Hall Trustees, March 2022

Funding Request

The Trustees of FVMH seek a contribution of £10,000 from CIL Funds held by the Parish Council to be applied towards the costs of implementing Phase 1 of the development of FVMH - recladding, glazing and the installation of a new heating system.

To date £195K has been raised towards the total Phase 1 costs of £235K. This additional allocation of CIL monies will help us 'get over the line' and ensure that sufficient funds are in place for the cladding and glazing contract to be signed in mid-March and so enable the work to commence as planned in the summer of 2022.

- Please provide an overview of the £195K raised so far – amounts raised and from whom.
Please see the schedule at the end of this document of monies raised or due.
- If the PC does agree the £10,000 grant request where will the remaining £30,000 come from? Is this from the B&NES Strategic CIL money as described below?
The B&NES CIL is already included in the 195k above. B&NES have agreed that the heating contract can be the final part of phase 1 and so we will be seeking further funds/grants for this afterwards.
- What happens if costs rise – does FVMH have a contingency?
We have a contingency of 5k built in to the quote from the lowest bidder. If we can commit to their quotation by the end of March our chosen contractor (Apeiron) has confirmed that his price will be fixed.
- Please provide a brief overview of Phase 2 so the PC can see the long term plan and have an idea about overall funding needs. Where do repairs to the car park, and the need to fund these, fit in with the long term plan?
Please refer to the CRTBO: <http://www.freshfordvillagehall.co.uk/the-future>
We don't have any plans to do the Phase 2 works yet but it is within our 5 year plan. In any event all estimates for the work will need significant revision.
It seems logical to only undertake the carpark repairs once all the building works have been completed. The carpark surface will be maintained until that time. Funding for the carpark will be the subject of another fund-raising programme. In addition to these works the Hall is generally in a poor state of repair and in need of decoration which will also have to be added to the budget planning.
- Please could you provide details of the process that was used for awarding the contract – how many quotes were obtained, how the final decision to use this contractor was reached etc.
All contract administration has been undertaken by our professional architects Hewitt and paid for by FVMH. In addition we have a wide array of construction related skills on the committee: Heating Engineer, Chartered Surveyors, Civil Engineer. Supervision of the works will be by Hewitt under review from the trustees above. Seven quotes were invited with 5 replies. Of these the lowest 2 were reviewed by Hewitt and Apeiron has been chosen.
- Please provide an up-to-date copy of accounts.
Submitted to FPC.

Previous CIL Funding from the Parish Council

The Trustees recognise the commitment and support given by the Parish Council to the development of the Memorial Hall through previous payment of local CIL funding of £30,000. Two thirds of that

money has been applied already towards the costs of re-roofing the main and flat roofs with one third carried over to the present Phase 1 project.

Background

The FVMH Trustees are working in cooperation with the local authority to plan and deliver the development of the Memorial Hall in line with the Authorities published strategy - The Infrastructure Delivery Plan (updated) 2021.

The main purpose of the Infrastructure Development Plan (IDP) is “to form an evidence based assessment of the future needs and demands for infrastructure to support new development as identified in the B&NES Core Strategy and Placemaking Plan”. The IDP incorporates the proposal to “enhance, modernise and extend the existing Freshford Village Memorial Hall.”

The evidence base for the development of the Hall is contained in the Neighbourhood Plan for Freshford and Limpley Stoke (2016) and the Community Right to Build Order made by the Local Authority in 2021. Both Orders were subject to local Referendum and were approved by a substantial majority of resident voters.

Phase 1 of the Hall’s revised development plan takes account of the Climate and Ecological Emergency declared by the Authority through the reduction of carbon emissions by 90% from their present level.

CIL Funding from B&NES

B&NES Council intends that Strategic CIL Funds will be targeted to address infrastructure priorities identified in this IDP. £50K of Strategic CIL funds have been allocated by B&NES Council to the development of FVMH. A Grant Agreement to support funding has been received by the Trustees and subject to the consent of both parties it is expected that the document will be signed off and the CIL funds transferred to FVMH.

Background Information - costed development projects in the last 4 years

Main Roof

A significant improvement carried out in autumn 2018, was the replacement of the main hall roof. To provide a long term solution the Trustees replaced the felt roof with Kingspan KS1000LP Insulated Roof Panels. This fixed the leaking roof and provided better insulation, reducing the running costs of the Hall. Planning permission was obtained for this work from Bath and NE Somerset Council (B&NES) – 17/02371/FUL, and B&NES Building Control issued a completion certificate for the works on 28th October 2018.

The total cost of these works was £57,196 including VAT.

External funding for these works was obtained from:

- Freshford Parish Council (CIL funding) £10,082
- The Medlock Charitable Trust - £10,000
- Sport England - Community Asset Fund £10,000
- Big Lottery Fund - Awards for All £10,000
- The CAF Tourle Foundation Fund £5,000
- Freshford Pre-school £2,000
- FLISCA £1,000

The shortfall of £9,114 was covered by the Hall’s reserves.

Flat Roof

The flat roofs above the meeting room and green room were replaced in January 2019. The works to the flat roofs were carried out at short notice, following severe leaks, therefore allowing less time for external funding to be sought.

External funding for these works was obtained from:

- Freshford Parish Council (CIL funding) £10,082
- Freshford Pre-school £5,000
- FLISCA £1,000

The shortfall of £3606 was covered by the Hall's reserves.

Community Right to Build Order

The Community Right to Build Order for a redeveloped Hall was completed for submission to B&NES Council. The sum of £32,479 was received from the Department for Communities and Local Government through a Community Right to Build Project Support Grant, £11,914 was contributed towards professional fees to support the development of the Community Right to Build Order from the Hall's reserves.

**FVMH - Grant
Applications March
2022**

Fund or Foundation Name	Submitted by	Date	Accepted	Amount	Received	Restricted	Submission	Status
National Lottery	DW		Y	10,000.00	Y	Y		Received
Medlock Trust	Volunteered		Y	50,000.00	N	Y		To be Called
B&NES CIL Fund	NS	20/01/2022	?	50,000.00	N	Y		Raised
BWCE Fund Quartet	DW	08/10/2021	Y	5,000.00	Y	Y		Received
Cobalt Trust	Volunteered	Dec-21	Y	5,000.00	Y	Y		Received
Preschool Lottery Heritage Fund	Volunteered DW		Y	5,000.00	Y	Y		Received
Parish Council				10,082.00	Y	Y		In Progress
Hall Reserves				60,000.00				Received
Total to 09/03/22				195,082.00				TBA